



Berrylands Road, Surbiton, KT5 8PA

welcome to

Berrylands Road, Surbiton

An exceptional opportunity to acquire a spacious and characterful four-bedroom semi-detached home requiring modernisation, ideally located just 0.4 miles from Surbiton station.

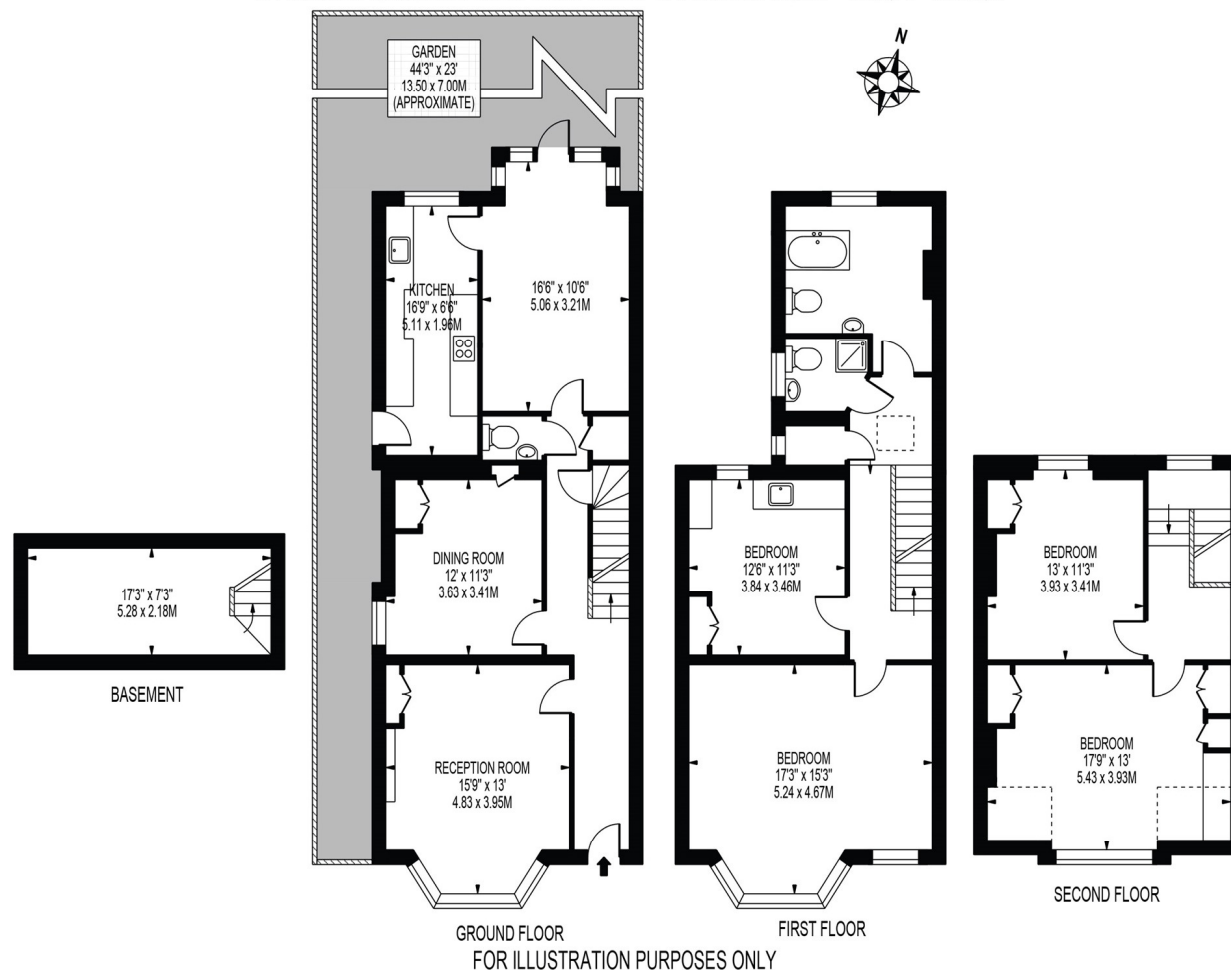


BERRYLANDS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1995 SQ FT - 185.33 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 36 SQ FT - 3.30 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A rarely available and substantial semi-detached family home, offering an impressive 1,995 sq ft of versatile accommodation arranged over three floors.

This charming period property features three elegant reception rooms maintaining many original features, providing generous space for family living and entertaining. The home also benefits from a basement, offering excellent potential for storage or conversion (STPP).

Upstairs, there are four spacious double bedrooms, each filled with natural light, creating a wonderful sense of space throughout. While the property requires modernisation, it presents a fantastic opportunity to create a truly exceptional family home, tailored to individual style and needs.

Ideally situated on the ever-popular Berrylands Road, the property is perfectly positioned within approximately 0.4 miles of Surbiton mainline station, providing fast and frequent services into London Waterloo in around 17 minutes. Local shops, highly regarded schools, and beautiful green spaces are all within easy reach.

Offered to the market with no onward chain, this exceptional home is one not to be missed.

Agents Note: The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

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Berrylands Road, Surbiton

- 4 Bedrooms
- Semi Detached
- 3 Floors
- Basement
- Requires Modernisation
- No Chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

£1,100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUR109223 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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